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Affordable Housing
Incentives Task Force
Report – Staff Response



City of Austin
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Paul Hilgers, NHCD Director
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AHITF MEMBERS

- ❑ Ken Blaker, Capital Area Home Builder's Association
- ❑ Brett Denton, Ardent Residential
- ❑ Cathy Echols, HousingWorks
- ❑ Frank Fernandez, Community Partnerships for the Homeless (Co-Chair)
- ❑ Charles Heimsath, Downtown Austin Alliance
- ❑ Johnny Limon, East Austin Community Leader
- ❑ Bo McCarver, Austin Neighborhoods Council
- ❑ Walter Moreau, Foundation Communities
- ❑ Elizabeth Mueller, University of Texas
- ❑ Karen Paup, Community Development Commission
- ❑ Carl Richie, Housing Authority of the City of Austin
- ❑ Mark Rogers, Guadalupe Neighborhood Development Corp.
- ❑ Eugene Sepulveda, University of Texas
- ❑ Greg Smith, African American Quality of Life Community Rep.
- ❑ Tom Stacy, T. Stacy and Associates
- ❑ Tim Taylor, Real Estate Council of Austin (Co-Chair)
- ❑ Jeannie Wiginton, Design Commission
- ❑ Council Member Kim and Mayor Pro Tem Dunkerley

Staff Presentation on AHITF Recommendations

- **Staff Recommendations**
- **Areas for Council Guidance**
- **Next Steps**

Adopt AHITF Recommendations

1. Reward Core Values

- Deeper Affordability Targets
- Long-term Affordability
- Geographic Dispersion

Adopt AHITF Recommendations (continued)

- 2. Develop Publicly Owned Land More Affordably**
- 3. Preservation of Affordable Housing**
- 4. Homebuyer Counseling**
- 5. Encourage Donations to Community Land Trusts**
- 6. Multifamily Development for “Greenfield Sites”**

Modify AHITF Recommendations

Central Business District (CBD)/ Downtown Mixed Use (DMU)

Modifications:

- Refer to Downtown Planning Team**
- Increase number of accessible units**
- Require 1-Star Green Building**

Modify AHITF Recommendations

Single-Family Development

Modifications:

- ❑ **Density Tools: Refer to Neighborhood Planning Process**
 - ❑ Alternate building standards
 - ❑ Flexible development standards

- ❑ **Residential Design Standards: Refer to Residential Development Regulation Task Force for Consideration**

Additional Staff Recommendations

- ❑ **Housing Market Study**
(An AHITF “parking lot” item)
- ❑ **Strategic Plan for Housing:**
(Recommended by AAQL and
G.O.Bond Oversight Committee)

Areas for Council Guidance

1. Fiscal Impact

- **Limit Incentives on a Per Unit Basis**
- **Overall Program Budget Cap**
- **Expedited Review**

Areas for Council Guidance

2. Enhance S.M.A.R.T. Housing Policy

- Incent affordability in the redevelopment of existing multifamily housing
- Modify accessibility requirements from 10 percent to 5 percent of units for multifamily developments
- Relax the requirement that a homebuyer may only pay 28 percent of their income for housing

Next Steps:

Items for Potential Action June 7th

1. Enhance S.M.A.R.T. Housing Policy:

- a) Address developments with fewer than four units;
- b) Allow the donation of units/lots to Community Land Trusts;
- c) Create new income payment standard (35 percent of income with housing counseling)
- d) Increase accessibility requirements to 5 percent for CBD-DMU and VMU developments;
- e) Allow VMU developers to apply for S.M.A.R.T. Housing
- f) Increase income limits to accommodate VMU and AHITF recommendations for CBD-DMU developments.

2. Direct Downtown Planning Team to evaluate CBD/DMU recommendations

Next Steps:

Items for Potential Action June 7th

- 3. Direct Residential Development Regulation Task Force to review single-family design standards recommendations**

- 4. Direct Staff to Undertake a Market Study and Strategic Housing Plan**

- 5. Direct Staff to Develop a Preservation Policy**

Next Steps:

Items for Potential Action in 120 Days

1. Further Enhance S.M.A.R.T. Housing

- Reduce accessibility requirements for multi-family developments from 10% to 5%
- Expand eligibility to multifamily rehabilitation, condo-conversion, other residential uses;
- Increase penalties for failure to meet S.M.A.R.T. Housing goals;
- Increase fee waivers for single-family developers and those meeting core values

2. Commercial-Light Industrial (CS-LI)

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Thank you.